



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 17, 2007
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
 - A. Approval of minutes from the workshop and regular meetings on May 3, 2007.**
 - B. CONSIDERATION – Final Plat FP07-10** **J. Fulgham**
Proposed Final Plat of Calvin Addition consisting of 2.06 acres of land in the Extraterritorial Jurisdiction (ETJ) of Bryan located on Woodville Road, between Rabbit Lane and Elaine Drive in Brazos County, Texas.
 - C. CONSIDERATION – Final Plat FP07-13** **R. Haynes**
Proposed Final Plat of Hidden Oaks Estates consisting of 31.765 acres of land in the Extraterritorial Jurisdiction (ETJ) of Bryan located near Grassbur Road and FM 1179 in Brazos County, Texas.
 - D. CONSIDERATION – Master Preliminary Plan MP07-03** **M. Zimmermann**
Proposed Master Preliminary Plan of Autumn Lake Subdivision consisting of 36.243 acres of land located along the northwest side of West Villa Maria Road between Mana Court and Kingsgate Drive in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF RESUBDIVISION

5. PUBLIC HEARING/CONSIDERATION – Replat **RP07-11**

J. Fulgham

Proposed replat of portions of three lots along East William Joel Bryan Parkway into one lot, being 0.287 acres of land in Block 8 of the Bryan Original Townsite in Bryan, Brazos County Texas.

REQUEST FOR APPROVAL OF EXCEPTION (Commission has final approval; appeals may be directed to City Council.)

6. PUBLIC HEARING/CONSIDERATION – Planning Exception **PE07-01**

R. Haynes

A request for approval of an exception from standards of the Subdivision Ordinance requiring the installation of a 5-foot wide sidewalk in conjunction with the subdivision of property at 1626 Saunders Street, being Lot 10, Block 27, Tract 229 in the Stephen F. Austin Survey #9, A-62 in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF VARIANCES (Commission has final approval; appeals may be directed to City Council.)

7. PUBLIC HEARING/CONSIDERATION – Planning Variance **PV07-22**

R. Haynes

A complete variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts, to legitimize previous installation of a carport that extends all the way to the front property line on property at 1908 Marshall Avenue, occupying Lot 14 in Block 6 of Milton Darwin's Subdivision – Phase 2 in Bryan, Brazos County, Texas.

8. PUBLIC HEARING/CONSIDERATION – Planning Variance **PV07-24**

R. Haynes

A 5-foot variance from the minimum 100-foot lot depth generally required on lots in Mixed Use Residential Districts (MU-1) on property at 1626 Saunders Street, occupying Lot 10 in Block 27, Tract 229 in the Stephen F. Austin Survey #9, A-62 in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)

9. PUBLIC HEARING/CONSIDERATION – Rezoning **RZ07-20**

J. Fulgham

A request to change the zoning classification from Residential District – 5000 (RD-5) to Residential – Neighborhood Conservation District (R-NC) for all lots in The Oaks Addition – 5th Installment, located around Hillside and Old Oaks Drives in Bryan, Brazos County, Texas.

10. PUBLIC HEARING/CONSIDERATION – Rezoning **RZ07-21**

J. Fulgham

A request to change the zoning classification from Residential District – 7000 (RD-7) to Residential – Neighborhood Conservation District (R-NC) for all lots in the North Oakwood Subdivision, located around South Texas and North Avenues in Bryan, Brazos County, Texas.

11. PUBLIC HEARING/CONSIDERATION – Rezoning **RZ07-22**

M. Zimmermann

A request to change the zoning classification from a combination of Residential District – 5000 (RD-5) and Residential District – 7000 (RD-7) to Planned Development (PD) District allowing a private school and related facilities on 16.62 acres of land located at 3000 West Villa Maria Road in Bryan, Brazos County, Texas.

12. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-23](#)

R. Haynes

A request to change the zoning classification from Retail District (C-2) to Multiple-Family District (MF) on 5.47 acres of land located at 3803 Wellborn Road in Bryan, Brazos County, Texas.

REQUEST FOR ANNEXATION OF PROPERTY (Commission makes recommendation; City Council has final approval.)

13. PUBLIC HEARING/CONSIDERATION – Annexation [ANNEX07-01](#)

M. Zimmermann

A request to annex 74 acres of land, more or less, out of Thomas J. Wooten League A-59, lying adjacent and contiguous to the present corporate limits of the City of Bryan and extending for approximately 1100 feet along the east side of Jones Road approximately 500 feet north from its intersection with West Villa Maria Road, in Brazos County, Texas.

14. COMMISSION CONCERNS

15. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.